

Grantee: Lauderhill, FL

Grant: B-08-MN-12-0014

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-MN-12-0014

Grantee Name:

Lauderhill, FL

Grant Amount:

\$4,293,288.00

Grant Status:

Active

QPR Contact:

Kennie Hobbs Jr

Obligation Date:**Award Date:****Contract End Date:****Review by HUD:**

Submitted - Await for Review

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$978,415.51

\$978,415.51

\$263,927.58

\$0.00

\$0.00

\$0.00

To Date

\$4,293,288.00

\$4,293,288.00

\$2,652,110.28

\$2,652,110.28

\$2,585,111.98

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	31.225%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$643,993.20	\$0.00
Limit on Admin/Planning	\$429,328.80	\$214,664.46
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,073,322.00	\$1,073,322.00

Overall Progress Narrative:

The City of Lauderdale has demonstrated its commitment to revitalizing its neighborhoods and expanding affordable housing opportunities for its residents. The Neighborhood Stabilization Program (NSP) has been an instrumental part of this renaissance effort, and the City has continued making significant progress toward meeting its targeted goals this quarter. To date, we have expended \$2,652,109.79 and drawn down \$2,358,556.95, and have obligated an additional \$1,297,904.40 for property acquisition and rehabilitation. Staff has worked to establish relationships with local non-profits to provide housing counseling services and with the Lauderdale Housing Authority to carry out the rehabilitation and resale portion of our selected activities. As of the end of this reporting period the City has \$546,826.65 remaining to be obligated and/or expended. Based on our current trajectory, the City is confident that all remaining funds will be committed by the obligation deadline.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
LAU-1, Planning and Administration	\$35,777.40	\$429,328.00	\$214,664.40
LAU-2, Acquisition/Rehab/Resale	\$942,638.11	\$3,863,960.00	\$2,437,445.88
LAU-3, Demolition of Blighted Structures	\$0.00	\$0.00	\$0.00
LAU-4, Redevelopment	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	ADM-2
Activity Title:	Administration

Activity Category:

Administration

Project Number:

LAU-1

Projected Start Date:

01/30/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

07/30/2010

Responsible Organization:

City of Lauderhill

Overall
Apr 1 thru Jun 30, 2010
To Date

Total Projected Budget from All Sources	N/A	\$429,328.00
Total CDBG Program Funds Budgeted	N/A	\$429,328.00
Program Funds Drawdown	\$35,777.40	\$214,664.40
Obligated CDBG DR Funds	\$35,777.40	\$214,664.40
Expended CDBG DR Funds	\$0.00	\$214,664.46
City of Lauderhill	\$0.00	\$214,664.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Overall program administration of NSP activities

Location Description:

n/a

Activity Progress Narrative:

The City continues to make significant progress with its purchase/rehabilitation/resale program. Over the past three months staff has worked with selected professionals to carry out administrative functions that include the review of contracts, appraisals and property inspections. Also, staff has performed initial environmental assessments.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	ARS-1
Activity Title:	Acquisition/Rehabilitation/Resale

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

LAU-2

Project Title:

Acquisition/Rehab/Resale

Projected Start Date:

01/30/2009

Projected End Date:

08/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lauderhill

Overall**Apr 1 thru Jun 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$2,790,638.00
Total CDBG Program Funds Budgeted	N/A	\$2,790,638.00
Program Funds Drawdown	\$109,284.40	\$1,604,092.17
Obligated CDBG DR Funds	\$109,284.40	\$1,604,092.17
Expended CDBG DR Funds	\$178,697.93	\$1,537,093.81
City of Lauderhill	\$178,697.93	\$1,537,093.81
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The NSP program will acquire, rehabilitate and resale single-family housing units. The Costs of the rehabilitation can include labor, materials, supplies permits, lead paint assessment, abatement and clearance, barrier removal, and energy efficient measures. Rehabilitation projects with one or more units in a multi-unit building will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. Housing units acquired with NSP funds will require rehabilitation in most cases. The City will provide NSP funds for housing rehabilitation to bring the units up to the City's minimum Housing Code.

Location Description:

The NSP targeted areas are prioritized by census tracts with tracts 603.2, 603.3 and 603.4 located in central Lauderhill having first priority. Other census tracts that may be considered based on response from the initial targeted priority 1 area will be: located in East Lauderhill and is prioritized as 2nd priority, South Lauderhill is 3rd priority and North Lauderhill is 4th in priority.

Activity Progress Narrative:

The primary focus of this activity is to acquire foreclosed and/or abandoned properties for rehabilitation and resale. Staff has partnered with local realtors to identify foreclosed and abandoned properties that qualify for the NSP program based on strategic target areas and community needs. To date, we have closed on 40 properties and transferred title on 33 of those properties and have obligated funding and executed contracts for 15 properties. The identified properties are located throughout the City; however, the majority of selected properties are concentrated within the established area of most need. As we move toward the completion of phase one of the acquisition program, acquired properties will be transferred to our local housing authority for rehabilitation and resale. In addition, the City has contacted local HUD approved housing counseling agencies to establish a relationship to income qualify and counsel selected participants. In the coming weeks, staff will work

with selected project managers and area experts to establish an extensive scope of work to ensure compliance with all Federal Regulations and to promote green initiatives.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	27	0/0	0/0	53/30
# of housing units	0	0	27	0/0	0/0	41/0
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	16	16	0/0	24/30	24/30
# of Persons benefitting	0	35	35	0/0	55/0	55/0
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
4261 NW 74 Avenue	Lauderhill	NA	33313
8720 NW 45 Court	Lauderhill	NA	33351
8420 NW 44 Court	Lauderhill	NA	33351
3412 Springbluff Place # 43	Lauderhill	NA	33319
5121 NW 82 Avenue	Lauderhill	NA	33313
6900 NW 44 Court	Lauderhill	NA	33319
1810 NW 36 Avenue	Lauderhill	NA	33311
7492 NW 33 Street	Lauderhill	NA	33319
7460 NW 39 Street	Lauderhill	NA	33319
4531 NW 70 Avenue	Lauderhill	NA	33319
4820 NW 19 Street	Lauderhill	NA	33313
6880 NW 45 Street	Lauderhill	NA	33319
5021 NW 6 Street	Lauderhill	NA	33313
8211 NW 46 Street	Lauderhill	NA	33351
4551 NW 24 Street	Lauderhill	NA	33319
7420 NW 35 Street	Lauderhill	NA	33319
7061 NW 49 Place	Lauderhill	NA	33319
7498 NW 48 Street	Lauderhill	NA	33319
6610 NW 38 Avenue	Lauderhill	NA	33313
7408 NW 47 Place	Lauderhill	NA	33319
8501 NW 53 Street	Lauderhill	NA	33351
7300 NW 46 Street	Lauderhill	NA	33351
8571 NW 50 Street	Lauderhill	NA	33351
2080 NW 47 Terrace	Lauderhill	NA	33313
4400 NW 77 Terrace	Lauderhill	NA	33351
6520 Racquet Club Drive	Lauderhill	NA	33319
7512 NW 33 Street	Lauderhill	NA	33319

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	ARS-2
Activity Title:	Acquire/Rehab/Resale 25% Set-Aside

Activity Category:

Acquisition - general

Project Number:

LAU-2

Projected Start Date:

01/30/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale

Projected End Date:

08/30/2012

Responsible Organization:

City of Lauderhill

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,073,322.00
Total CDBG Program Funds Budgeted	N/A	\$1,073,322.00
Program Funds Drawdown	\$833,353.71	\$833,353.71
Obligated CDBG DR Funds	\$833,353.71	\$833,353.71
Expended CDBG DR Funds	\$85,229.65	\$833,353.71
City of Lauderhill	\$85,229.65	\$833,353.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The NSP program will acquire, rehabilitate and resale single-family housing units for households whose income is less than 50 percent of the median income. The Costs of the rehabilitation can include labor, materials, supplies permits, lead paint assessment, abatement and clearance, barrier removal, and energy efficient measures. Rehabilitation projects with one or more units in a multi-unit building will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. Housing units acquired with NSP funds will require rehabilitation in most cases. The City will provide NSP funds for housing rehabilitation to bring the units up to the City's minimum Housing Code

Location Description:

The NSP targeted areas are prioritized by census tracts with tracts 603.2, 603.3 and 603.4 located in central Lauderhill having first priority. Other census tracts that may be considered based on response from the initial targeted priority 1 area will be: located in East Lauderhill and is prioritized as 2nd priority, South Lauderhill is 3rd priority and North Lauderhill is 4th in priority.

Activity Progress Narrative:

One of the City's most important goals is to provide decent housing to low to moderate income families. Ensuring that these families have equal access to quality housing is especially challenging in today's housing market, which is why the City has earmarked \$1,073,322 of our total NSP allocation to meet the prescribed goal. To date, we have identified 22 properties that meet the City's criteria for this strategy, of which we have entered into purchase contracts for 5 properties and have closed and taken title of 17 properties. As we move from our purchase phase to our rehabilitation phase, the acquired properties are being transferred to the Lauderhill Housing Authority (LHA) to oversee rehabilitation and ultimately resale. Housing Authority staff has started the qualification process for potential buyers and currently have 8 properties under contract. As we move into the final quarter, we anticipate obligating the balance of our funds for this strategy.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	22	0/0	0/0	40/10
# of housing units	0	0	22	0/0	0/0	40/10

# of Households benefitting	0	0	0	0/10	0/0	0/10
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Activity Locations

Address	City	State	Zip
4310 NW 12 Court #211	Lauderhill	NA	33313
3774 Inverrary Blvd #108	Lauderhill	NA	33319
5406 NW 25 Street	Lauderhill	NA	33313
5213 NW 23 Street #166	Lauderhill	NA	33351
4947 NW 82 Avenue #205	Lauderhill	NA	33351
1833 NW 56 Terrace #24	Lauderhill	NA	33313
2844 NW 55 Avenue	Lauderhill	NA	33313
4164 Inverrary Drive #507	Lauderhill	NA	33319
5701 NW 16 Street #16	Lauderhill	NA	33311
6678 Racquet Club Drive #209	Lauderhill	NA	33319
5632 Blueberry Court #164	Lauderhill	NA	33313
3300 Spanish Moss Terrace #103-2	Lauderhill	NA	33319
1230 NW 51 Avenue	Lauderhill	NA	33313
3360 Spanish Moss Terrace #302	Lauderhill	NA	33319
6921 Environ Boulevard #3R	Lauderhill	NA	33319
2860 NW 55 Avenue #2B	Lauderhill	NA	33313
6201 North Fall Circle Drive #212-1	Lauderhill	NA	33319
5232 NW 18 Street #4R	Lauderhill	NA	33313
1816 NW 55 Avenue	Lauderhill	NA	33313
3551 Inverrary Drive F-401	Lauderhill	NA	33319
5661 Blueberry Court #160	Lauderhill	NA	33313
5416 NW 18 Place	Lauderhill	NA	33313

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
